

**LEGAL DESCRIPTION:**

**PARENT PARCEL (R2):**

THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF PARCEL 25, OF RECORD OF LAND SURVEY WEST VALLEY RANCH PHASE II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 414 OF MAPS, PAGE 33.  
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THE EAST 24 FEET OF THE SOUTH HALF OF THE WEST HALF OF PARCEL 25, OF RECORD OF LAND SURVEY WEST VALLEY RANCH PHASE II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 414 OF MAPS, PAGE 33.

**LOT A:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 991.70 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 396.04 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 264.00 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 29 SECONDS EAST, A DISTANCE OF 165.28 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 264.00 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 09 SECONDS WEST, A DISTANCE OF 165.30 FEET TO THE POINT OF BEGINNING.

**LOT B:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 991.70 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 396.04 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 165.30 FEET; TO THE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 264.00 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 29 SECONDS EAST, A DISTANCE OF 165.28 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 264.13 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 09 SECONDS WEST, A DISTANCE OF 165.30 FEET TO THE POINT OF BEGINNING.

**LOT C:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 991.70 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 396.04 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 165.30 FEET; TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 165.30 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 296.05 FEET;  
THENCE NORTH 21 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 177.320 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING.

**LOT D:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 991.70 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 296.04 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 165.30 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 232.00 FEET;  
THENCE NORTH 21 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 177.320 FEET TO THE POINT OF BEGINNING.

**LOT E:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 991.70 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 165.30 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 296.05 FEET;  
THENCE NORTH 21 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 177.320 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING.

**ACCESS AND UTILITIES EASEMENT:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 660.01 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 29 SECONDS EAST, A DISTANCE OF 1145.00 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 1145.00 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 452.12 FEET;  
THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 8.00 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.00 FEET;  
THENCE SOUTH 0 DEGREES 02 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.00 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 40.00 FEET;  
THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 8.00 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 452.11 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE OF 24.00 FEET; TO THE POINT OF BEGINNING.

**MINOR LAND DIVISION SURVEY**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 2 NORTH, RANGE 7 WEST, OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**RECORD OWNER:**

APN: 506-35-707T  
DD STZ LLC  
15813 N DANTE DR, PHOENIX, AZ 85023

**REFERENCE DATA:**

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) DOC 96-0276069, BOOK 414 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R2) WARRANTY DEED 2022-0352951, RECORDS OF MARICOPA COUNTY, ARIZONA.

**BASIS OF BEARINGS:**

N0°01'02"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST, AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 3 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

**MONUMENT NOTES:**

ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

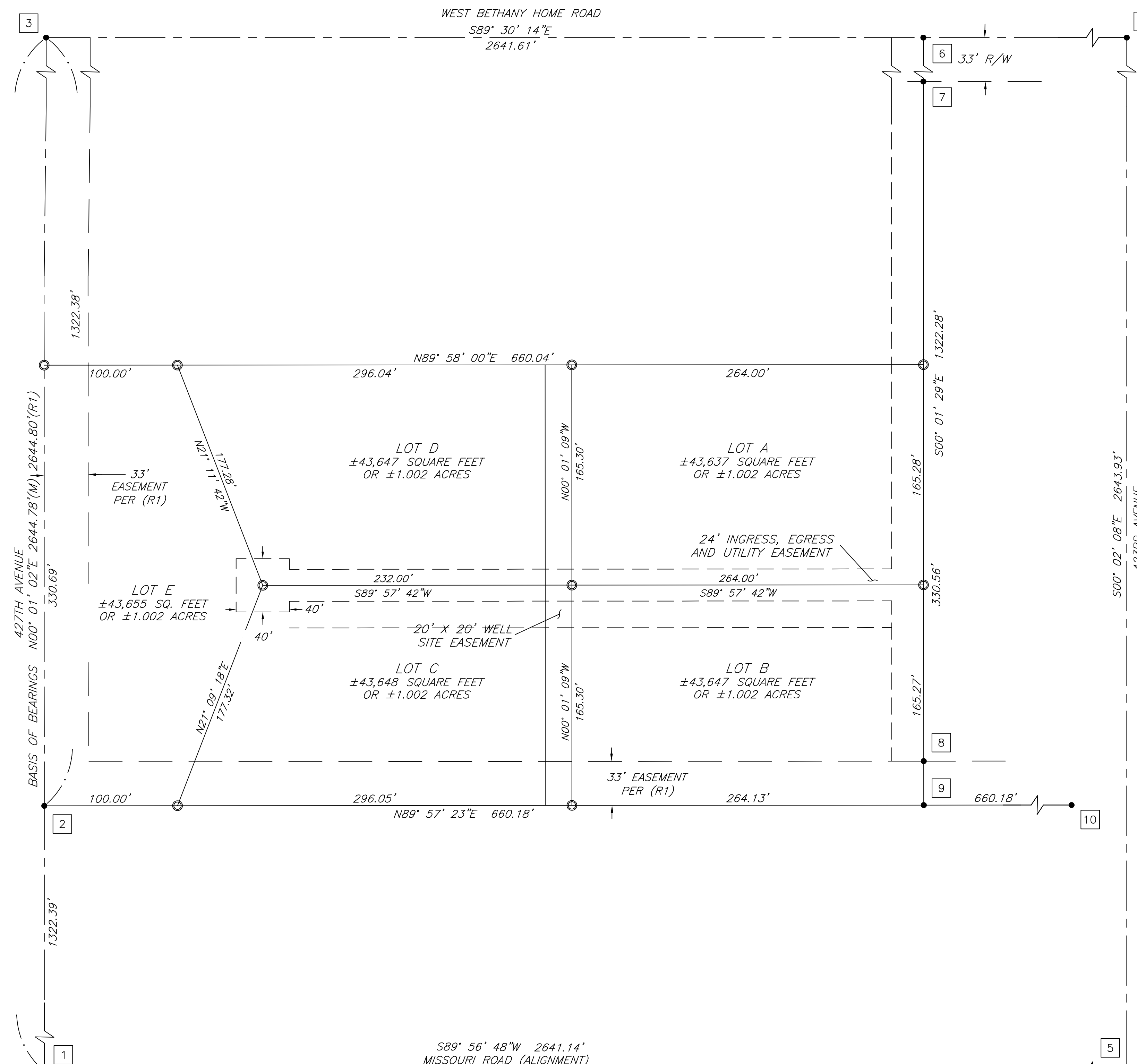
- 1 FOUND G.L.O. BRASS CAP FLUSH AT 427TH & MISSOURI ROAD ALIGNMENT, WEST QUARTER CORNER OF SECTION 15.
- 2 FOUND 1/2 INCH REBAR WITH TAG RLS 26404.
- 3 FOUND G.L.O. BRASS CAP FLUSH AT 427TH & BETHANY HOME ROAD, NORTHWEST CORNER OF SECTION 15.
- 4 FOUND ALUMINUM CAP FLUSH AT 423RD & BETHANY HOME ROAD, NORTH QUARTER CORNER OF SECTION 15.
- 5 FOUND 1/2 INCH REBAR WITH TAG RLS 28724.
- 6 FOUND 1/2 INCH REBAR WITH TAG RLS 13168.
- 7 FOUND 1/2 INCH REBAR WITH TAG RLS 15336.
- 8 FOUND 1/2 INCH REBAR WITH TAG RLS 15336.
- 9 FOUND 1/2 INCH REBAR WITH TAG RLS 31020.
- 10 FOUND 1/2 INCH REBAR WITH TAG RLS 38863.

**SURVEYOR'S NOTES:**

- 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND RIGHT-OF-WAYS.
- 3. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.

**SURVEYOR'S STATEMENT:**

I, JOEL A. EMERT, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE UNDER MY SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.



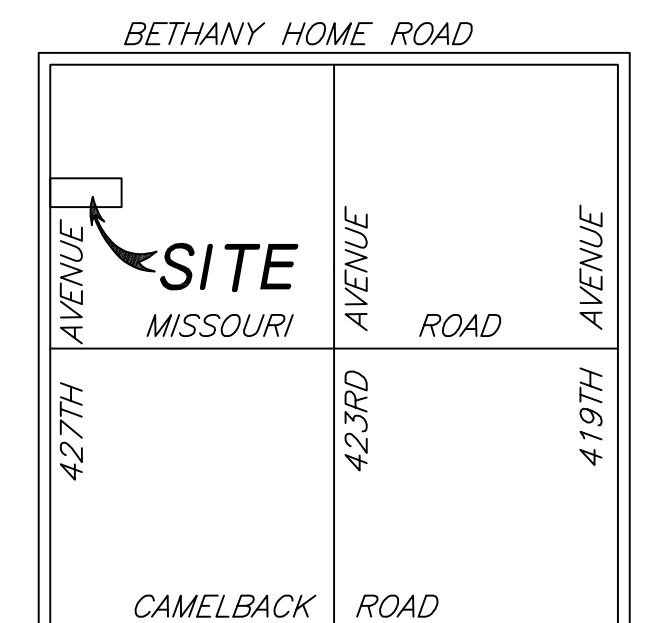
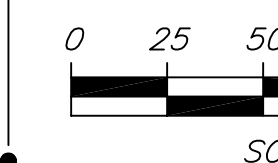
500° 02' 08"E 2643.93'

423RD AVENUE

427TH AVENUE

419TH AVENUE

CAMELBACK ROAD



**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SET 1/2" REBAR RLS #38863 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- # MONUMENT NOTE
- (M) MEASURED DATA
- (R) RECORDED DATA

**WELL SITE EASEMENT:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING OCCUPIED BY A G.L.O. BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 28, ALSO BEING OCCUPIED BY A G.L.O. BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 2641.61 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 991.70 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 396.04 FEET;  
THENCE SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 177.30 FEET; TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 20.00 FEET;  
THENCE NORTH 0 DEGREES 01 MINUTES 09 SECONDS WEST, A DISTANCE OF 20.00 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

		SHEET NO.	
		1 OF 1	
EMERT LAND SURVEYING, LLC	EXPIRES 3-31-2024	DRAWN BY: R.W.W.	CHECKED BY: J.A.E.
TEL (602)717-9216		JOB # 506-35-707T	DATE: 12/05/22